

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JULY 18, 2023 – 7:00 PM
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** David North - Vice Chair, Dale Kurth, Patrick Keatts, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage, and Stan Beckler-Chairman.
- III. **Approval of July 18, 2023, Agenda:** Motion: 1st _____ 2nd _____
- IV. **Approval of June 20, 2023, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT

- V. **Old Business:**
 - 1. **Sign-up sheet:** On the table by the door entrance, and you can clearly mark YES or NO if you want to speak to the Board on any Agenda Item.
 - 2. **Permits:** Anyone present that has submitted a Variance Request or Conditional Use Petition to the Zoning Board of Adjustment (BOA) is still required to get their required PERMITS from the Zoning Office before starting their project if their Petition gets approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
- VI. **New Business:** Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).
 - 1. **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Tobin Outlot, "Duncan-Tobin Outlots" in the NW1/4 of Section 1-T123N-R64W of the 5th P.M., Brown County, South Dakota (3534 Rolling Meadows Drive; Aberdeen Twp.).
 - 2. **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as Lot 1, "C. Bonn Addition" in the E1/2 of the E1/2 of the SE1/4 of Section 24-T122N-R61W of the 5th P.M., Brown County, South Dakota (13999 406th Avenue; West Hanson Twp.).
 - 3. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "Scarborough First Addition" the NW1/4 of Section 22-T121N-R65W of the 5th P.M., Brown County, South Dakota (14548 377th Avenue; New Hope Twp.).

4. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as Lot 1, “Gilchrist Outlots” in the W1/2 of the NE1/4 of Section 13-T124N-R62W of the 5th P.M., Brown County, South Dakota (39955 126th Street; Cambria Twp.).
5. **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 1, “River Horse Fifth Subdivision” in the NE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (4608 River Horse Drive; Aberdeen Twp.).

VII. Other Business:

Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission

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PLANNING COMMISSION

I. Old Business:

II. New Business: *Brown County Planning/Zoning Commission as [Planning Commission](#).*

10. **Rezone Petition** for a property described as Lot 1 & Lot 2, “First Subdivision of Sippel’s Outlot 1” in the NE1/4 of Section 34-T124N-R61W of the 5th P.M., Brown County, South Dakota (12905 & 12909 404th Avenue; Putney Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as Lot 1 & Lot 2, “Odland’s First Addition” in the SE1/4 of Section 12-T123N-R65W of the 5th P.M., Brown County, South Dakota (37970 & 37982 132nd Street; Mercier Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
12. **Rezone Petition** for a property described as Lot 1, “Subdivision of Lutgen’s Outlot 1” in the NE1/4 of Section 25-T124N-R65W of the 5th P.M., Brown County, South Dakota (379660 Shore Drive South; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Lake Front Residential District (R-3).

13. **Rezoning Petition** for a property described as Proposed Lot 1, “Sumption-Edwards Addition” in the N1/2 of Section 29-T127N-R64W of the 5th P.M., Brown County, South Dakota (38355 110th Street; Frederick Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
14. **Preliminary & Final Plat** for a property described as “Bath Quick Stop First Addition” in the E1/2 of the SE1/4 of Section 18-T123N-R62W of the 5th P.M., Brown County, South Dakota (39494 133rd Street; Bath Twp.).
15. **Preliminary & Final Plat** for a property described as “Hoffman Fischer Estates Addition” in the SW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (38620 Laura Lane; Lincoln Twp.).
16. **Preliminary & Final Plat** for a property described as “Didreckson First Subdivision” in the NW1/4 of Section 26-T123N-R65W of the 5th P.M., Brown County, South Dakota (134th Street & 378th Avenue; Mercier Twp.).
17. **Preliminary & Final Plat** for a property described as “Sumption-Edwards Addition” in the N1/2 of Section 29-T127N-R64W of the 5th P.M., Brown County, South Dakota (38355 110th Street; Frederick Twp.).
18. **Preliminary & Final Plat** for a property described as “Scarborough First Addition” in the NW1/4 of Section 22-T121N-R65W of the 5th P.M., Brown County, South Dakota (14548 377th Avenue; New Hope Twp.).
19. **Preliminary & Final Plat** for a property described as “Mary Cutler’s Second Subdivision” in the SW1/4 of Section 10-T123N-R63W of the 5th P.M., Brown County, South Dakota (908 & 1012 Cutler Road; Bath Twp.).

III. **Other Business:**

IV. **Motion to Adjourn:** 1st _____ 2nd _____